

Northwest Indiana Regional Development Authority
(Amended) Application for Financial Support
General Instructions

The RDA Board requires that every applicant for funding submit this application form. There are no minimum or maximum length requirements to any question or to the form as a whole. Brevity though is always appreciated, as long as the response is complete. Answers should be detailed and specific as well as focused.

Supporting materials (e.g. studies, plans, reports, etc.) in general should be referred to and the findings summarized in the answers, with the unabridged supporting materials attached to or submitted with the completed application.

The Board or its staff may request clarification and/or supplements to any given answer.

The applicant may submit any additional responses and/or materials it wishes. These should be given after the last response to the Board's questions and identified as supplemental information, materials, etc.

Date of filing May 25, 2006
March 9, 2007 (Amended sections in red)

Applicant City of Portage

Contact person: Mayor Douglas W. Olson
Mailing address: 6070 Central Avenue
Portage, Indiana 46368
Phone: (219) 762-5425
Email: dolson@portage-in.com

Contact person: Mayor Douglas W. Olson
Mailing address: 6070 Central Avenue
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or

Contact Person: A.J. Monroe, AICP
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Portage, Indiana 46368
Phone: (219) 762-7607
Email: ajmonroe@portage-in.com

Applicant's legal status: City

- Attach cites to any statutes, ordinances or other laws and rules that specifically establish the applicant, control its activities, and document its capacity to receive and spend funds.

- Attach a copy of any Articles of Incorporation, by-laws, rules, ordinances, specific government pacts, and related documents.

Project description

Executive summary (500 words)

- Attach extended description

The proposed Portage Lakefront Park is located at the confluence of the Burns Waterway and Lake Michigan. The property is located within the boundaries of the Indiana Dunes National Lakeshore and is owned by the National Park Service (NPS). The City of Portage has entered into a license agreement to operate and maintain the Portage Lakefront Park as a municipal park facility.

A Conceptual Plan was developed in 2005 for the property as part of the Marquette Plan and further developed as part of the Portage Northside Plan. Plans call for passive recreation on the site, including pedestrian trails, boardwalks, scenic/educational overlooks and nature viewing. An existing two-lane roadway will be improved and two small parking lots will be constructed in previously disturbed areas to serve a scenic overlook along Burns Waterway (+/- 10 cars) and a proposed visitor facility that would be located in the location of the demolished U.S. Steel water treatment facility (+/- 100 cars). Habitat restoration would take place throughout the site and along Burns Waterway. An existing fishing pier on a concrete breakwater would be upgraded to improve public access and use. Future plans identify the opportunity to connect the new lakefront park with mixed-use neighborhood development and Portage Marina to the south via a riverwalk along Burns Waterway.

A small visitor facility is proposed at the location of the demolished U.S. Steel water treatment facility. This would be a small (less than 5,000 s.f.) facility possibly containing public toilets, a food concession, nature center/educational space and overlook/deck space. It is anticipated that this building will be designed using sustainable architectural practices, possibly striving for LEED Certification. One or two small viewing decks are also envisioned, providing visitors with views of Lake Michigan, Burns Waterway and natural features on the property.

Public access will be provided in multiple ways, including:

- Vehicular access from U.S. Highway 12 and SR 249 will be provided via two existing bridges and roadways serving Precoat Metals and the U.S. Steel property. Emergency vehicular access will also be preserved between the property and adjacent Ogden Dunes.
- Pedestrian access will be provided along the access road from U.S. 12, through an existing public easement along the beach from adjacent Ogden Dunes and through existing and proposed regional trails that connect to the property. A future riverwalk connection to mixed-use neighborhood development and Portage Marina to the south is also proposed.

- Visitors who wish to visit the park from outside the area will be able to arrive via South Shore commuter rail service which has a station adjacent to the park. Trails will link the park to the railway station.

It is envisioned that the City of Portage will construct improvements on the site and operate the park through a lease or intergovernmental agreement with National Park Service that will outline the details of park operations and maintenance.

Economic Impact Statement

Executive summary (250 words)

- Attach extended economic impact analysis, citing quantitative data including projected impact on jobs and salaries, goods and services purchased in Northwest Indiana, population growth, and so on. Include a description of methodology.

The Portage Northside Plan looks to enhance its unique location – a location that provides access to Lake Michigan, the Indiana Dunes National Lakeshore, major interstate corridors (Interstate 94 and the Indiana Toll Road – Interstate 80 / 90), major U.S. Highways (U.S. 12 and U.S. 20), and the South Shore commuter rail line by providing guidance to future development that protects open spaces and environmental features with sustainable design, creates traditional and transit-oriented neighborhoods focused on recreation, utilizes high quality design techniques, provides transportation options and continues to promote public / private partnerships.

The plan area is located within the corporate boundaries of the City of Portage and the Town of Ogden Dunes. The area is anchored by two private sector projects (brought to market with the assistance of the City of Portage) currently being developed, AmeriPlex – At the Port and Marina Shores at Dune Harbor. Both developments under construction are enhanced by the plan's proposal to bring to market a development mix unique to northwest Indiana. In total, over 1,461 acres of property will be developed. The types of development include: a transit-oriented neighborhood center, marina-oriented neighborhoods, an office campus, entertainment districts, and destination retail.

Access to Lake Michigan drives the development proposed by the Northside Plan. The Portage Lakefront Park is critical in the successful implementation of the Plan. The Park will serve to enhance the private sector investments currently being made south of U.S. Highway 12 by providing public access via the proposed riverwalk. At the mouth of the Burns Waterway, a pavilion will be constructed to meet the needs of beachgoers, fisherman, boaters, site seers, hikers, and other visitors. Throughout the park, interpretive signage will take the opportunity to educate visitors about the balance between industry and the environment, the environmental cleanup that made the park possible, and the steel heritage of the region.

Quality of Life Impact Statement –

Executive summary (250 words)

- Attach an extended analysis of the projected impact of the project on the environment in Northwest Indiana. Also provide an analysis of the potential of the project to improve social circumstances for residents of Northwest Indiana. Include a description of methodology.

“Community-based indicators reports reflect current conditions but do not predict the future. The future depends on collective action.”

Quality of Life Indicators Report
Northwest Indiana Quality of Life Council
September 2004

The vision outlined in Marquette requires the collective actions of all northwest Indiana residents who aspire to enhance the quality of life in the region. The Portage Lakefront Park is the cornerstone project in Portage’s part of this collective vision. The redevelopment of this former industrial property will demonstrate the strength of collective action and the willingness to take head on the task to reclaim the Lake Michigan shoreline.

Funding Request and Financial Analysis

Total project cost: Portage Lakefront Park – Approximately \$4.6 million

\$2.1 million	(Base Park Construction including upland land improvements, park access road and parking, trails, boardwalks, overlooks, site utilities, site furnishings and public fishing improvements to the existing breakwater)
\$2.05 million	(Remaining Construction including park structure and riverwalk)
\$450,000	Consulting Fees

Total project cost: Portage Lakefront Park – Approximately \$6.823 million

\$3.1 million	(Base Park Construction including upland land improvements, park access road and parking, trails, boardwalks, overlooks, site utilities, site furnishings and public fishing improvements to the existing breakwater)
\$2.9 million	(Remaining Construction including park structure and riverwalk)
\$823,000	(Consulting Fees including due diligence, environmental assessment, schematic design, construction documents, enhanced building design fees (\$2 million building),

LEED-related services (LEED Silver), NPS-DAB/Value Analysis-related services, and construction services (based on \$6 million park)

Funds requested from RDA: Total: \$4.6 million
Year One: \$450,000
Year Two: \$4.15 million

Funds requested from RDA: Total: \$6.823 million
Year One: \$448,000 (Funded – 2006)
Year Two: \$6.375 million

Total funds from other sources, both received and requested.

Provided below a list of projects funded in the Northside Master Plan planning area.

Federal:	\$4.75 million – South Shore Industrial Safety Overpass	
	\$3 million – Indiana Dunes National Lakeshore Land Acquisition – Tract 09-117	
	\$3 million – Sanitary Sewer (Demo – National Steel Treatment Plan and Upgrades – City of Portage Treatment Plant)	
	Section 219 Energy and Water	
	\$3,770,558 – Construction – Burns Small Boat Harbor	
	Federal Funds	\$2,000,000
	Non-Federal Funds	\$1,770,558
	\$4,062,663 (FY 1988 to present) – Operations and Maintenance – Burns Small Boat Harbor (Corp of Engineers)	
	Dredging and related expenses	\$1,700,000
	Breakwater repairs	\$1,550,000
	5-yr beach monitoring	\$700,000
	Misc. (surveys/inspections)	\$123,663
State:	\$2.5 million – Northside Office Campus - Economic Development Grant	
	\$4.75 million – Construction - Portage Public Marina	
	State Funds	\$4,500,000
	Federal Funds	\$250,000
	(Dingle-Johnson Bill)	
State:	\$2.5 million – Northside Office Campus - Economic Development Grant	
	\$4.75 million – Construction - Portage Public Marina	

State Funds \$4,500,000
Federal Funds \$250,000

(Dingle-Johnson Bill)

\$200,000 – Portage Park Foundation Property at AmeriPlex
– Lake Michigan Coastal Program

Local: \$2.7 million – AmeriPlex – At the Port TIF Bond (City of
Portage Redevelopment Commission)

\$17.5 million – Bass Pro Shops Economic Development
Bond (City of Portage Redevelopment Commission)

\$2.25 million – Midwest Steel Supervisors Club and
Courtney Davis Property

Private investment: \$18 million – Brant Construction Infrastructure
Bond (Marina Shores at Dune Harbor)
\$10 million – Phase One Infrastructure
\$8 million – Phase Two Infrastructure
\$58 million – Holladay Properties – AmeriPlex – At
the Port
\$63 million – Others – AmeriPlex – At the Port

Private investment/donations:

\$18 million – Brant Construction Infrastructure
Bond (Marina Shores at Dune Harbor)
\$10.5 million – Brant Construction (Marina Shores
at Harbor) – Construction including: single-
family, condominiums, clubhouse, and
fueling facility
\$58 million – Holladay Properties – AmeriPlex, At
the Port
\$95 million – Others – AmeriPlex, At the Port
\$1.1 million – 16-acre land donation Holladay
Properties – AmeriPlex, At the Port to the
Portage Park Foundation

- Attach a detailed explanation of the request from the board. Is the request for a specific part of a larger project and if so, define the specific project. Is the request for an outright grant, a loan, an investment to be repaid. Indicate the required flow of funds (single year/multiple years) If bonds are to be issues, are they to be issued by the applicant, the RDA or a third party? Indicate the terms of guarantees and repayment by Applicant by year.
- Attach a detailed explanation of the funds from other sources. The amount of financing received or promised from each source, its nature (bonds, loans, grants...), and full payment information.

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U.S. Fish and Wildlife Foundation Grant – \$70,000 - Awarded 2006.
Project Abstract: The Portage Parks Department will restore 10 acres of critical dune habitat and 1,000 linear feet of eroding stream bank on National Park Service property operated by the City of Portage, Indiana. The project will educate park visitors about the unique habitat through interpretive signage.

Project Timeline

- Identify the start date, completion date and significant milestones for the specific project.

June 2006 – Application presented to Regional Development Authority
July 2006 – Application funded by Regional Development Authority
August 2006 – City of Portage Redevelopment Commission enters into contract with consultant for due diligence services, schematic design, and construction documents.

April 2007 / January 2008 – Bid Portage Lakefront Park Construction Project (this point considers 9 – 18 mo. review period of NPS)

Summer 2007/ Summer 2008 – Grand Opening of Portage Lakefront Park (to be determined by length of NPS Review)

- Identify the start date, completion date and significant milestones for the specific project.

May 25, 2006 – Application for Financial Support submitted to RDA

June 2006 – Application of Financial Support accepted by RDA

July 2006 – Application funded by RDA (Year One – ONLY)

August 2006 – City of Portage Board of Works enters into contract with consultant

November 2006 – City of Portage and National Park Service – Indiana Dunes National Lakeshore present Portage Lakefront Park Conceptual Plan to the National Park Service Development Advisory Board. National Park Service Development Advisory Board approves Conceptual Plan for Portage Lakefront Park.

March 19 – 20, 2007 – City of Portage and National Park Service – Indiana Dunes National Lakeshore conduct Value Analysis Workshop.

May 2007 – City of Portage and National Park Service – Indiana Dunes National Lakeshore presents Environmental Assessment for public comment.

June 2007 – City of Portage and National Park Service – Indiana Dunes National Lakeshore present Portage Lakefront Park Schematic Design to the National Park Service Development Advisory Board. National Park Service Development Advisory Board approves Schematic Design for Portage Lakefront Park.

September 2007 – Bid Portage Lakefront Park Construction Project

November 2007 – Construction Begins

Summer of 2008 – Grand Opening Portage Lakefront Park

Supporting Materials

- Attach unabridged copies of all studies, reveals, surveys and other documents supporting this application.
 - Marquette Plan
 - Portage Northside Master Plan
 - JJR Contract – Portage Lakefront Park
 - JJR Contract – EA – Portage Lakefront Park
 - Cooperative Agreement – City of Portage / National Park Service (IDNL)
- Attach unabridged copies of all studies, reveals, surveys and other documents supporting this application.
 - Marquette Plan
 - Portage Northside Master Plan
 - JJR Contract – Portage Lakefront Park
 - Cooperative Agreement – City of Portage / National Park Service (IDNL)
 - Portage Lakefront Park – Work Program
- Attach a statement of the relationship, if any, between this project and any other existing or proposed economic development project for Northwest Indiana.
- Attach any disclosure statements regarding relationships you may have with RDA board members or employees.
- Attach a copy of the ethics guidelines to which the applicant adheres.
 - City of Portage Ethics Ordinance